

**176 ACRES CROP AND PASTURE LAND,  
THREE HOMES SELLING AT AUCTION**

**SAT. APRIL 16<sup>TH</sup>, 10 AM, CDT**



**ALSO TRACTORS, COMBINE,  
TRUCKS, FARM MACHINERY & CATTLE**



**Greenville, Kentucky**

Kurtz Auction & Realty Co.  
305 Frederica Street  
Owensboro, KY 42303

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OWENSBORO, KY  
42301  
PERMIT #563

**Inspection** – Call David Hawes at Kurtz (270-926-8553) to view the real estate and farm machinery. **Real Estate Terms:** 10% down, balance due within 45 days. Possession of the home on Tract #2 and living quarters on Tract #1 will be 30 days after closing. Possession of land in winter wheat after harvesting. Possession of greenhouse on June 30<sup>th</sup>, 2016. Possession of houses on Tracts #3 and #4 and remainder of land with deliver of deed. **Property Taxes** will be prorated and collected at closing. **Disclaimer:** Buyers have ten days prior to auction for lead based paint inspections. The auctioneers have gathered this information and other advertising information from reliable sources however, it is not guaranteed. Purchasers are urged to conduct their own inspection and due diligence before bidding. Lines depicting boundary lines on maps are approximate. **Personal Property Terms:** Full payment on the day of the auction by cash or check. **Sale Order:** The real estate will sell first, followed by the sale of farm machinery, trucks and cattle. There are very few small items so be on time. **No buyer's premium.**

*For more photos go to [kurtzauction.com](http://kurtzauction.com) or contact David Hawes, App. Auctioneer for more information.*



**OUTSTANDING FARM & FARM MACHINERY**

**AUCTION**

**SATURDAY, APRIL 16<sup>TH</sup>, 10:00 A.M. CDT**

To divide the following marital property, Kurtz Auction & Realty Co will sell:



OPEN HOUSES:  
TUES. APRIL 5 & 14TH  
4-5:30 PM



**176 +/- ACRES WITH 3 HOMES  
SELLING IN SIX TRACTS**

**TRACTORS, COMBINE, TRUCKS,  
FARM MACHINERY, TOBACCO  
EQUIPMENT AND CATTLE**



**Auction Site: 1395 Leighs Chapel Rd, Greenville, Kentucky. From HWY 62 in Greenville, take HWY 181 south 1.8 mile, then southeast on HWY 1163 four miles then south on Leighs Chapel Road 1/2 mile to the property.**

**MAPS - DETAILS  
FARM MACHINERY LIST & TERMS  
SEE INSIDE AND BACK**

Sellers: Timothy Sapp, Shelia Sapp



2016

**270-926-8553  
800-264-1204**  
305 Frederica Street  
OWENSBORO, KENTUCKY 42301  
[kurtzauction.com](http://kurtzauction.com)



Home on Tract #3

# SIX TRACTS JUST SOUTH OF GREENVILLE, KY

## Tract Information

### Tract #1 – 1395 Leighs Chapel Road, Greenville, Kentucky

118 acres +/- mostly flat excellent creek bottom cropland with some wooded hill land with five tobacco barns, a 40' x 60' stripping barn, a green house, a 60' x 120' metal barn with concrete floor and adjacent 36' x 120' shed, ponds and a building with living quarters, tenant house and tenant mobile home. This tract is set up as a tobacco farm but could be used for grain crops as well.

### Tract #2 – 1395 Leighs Chapel Road

7.5 acres +/- with newer brick home, living room with fireplace, dining room, kitchen with custom cabinets and granite countertops, breakfast nook, three bedrooms, three and a half baths, large covered front porch, bonus room, two-car garage, (plus a separate garage), a finished walk-out basement with family room, kitchen and fireplace. The home has 2,281 sq. ft. +/- plus the walkout basement.

### Tract #3 – 2734 Carter Creek Road

This tract is located one half mile southwest of HWY 1163 on Carters Creek Road. It has seven acres +/- with a brick home with approximately 1,880 sq. ft., living/family room with wood burning fireplace, kitchen with dining area, master suite with bath and walk-in closet, two additional bedrooms, a second bath, a walkout basement with bath and a deck overlooking a small lake.

### Tract #4 – 117 Forest Retreat Lane

This 44 acre +/- tract will be offered in three parcels: approximately four acres on the west side of Forest Retreat Lane and north of Cornette Road, the home and about one acre and the balance of about 39 acres. It is just north of Cornette Road that runs between HWY 181 and HWY 171 at Weir about 1-1/2 miles west of HWY 181. It is mostly gently rolling pastureland. It has a vinyl-sided home with living/dining room, kitchen with oak cabinets, dishwasher, separate dining off kitchen, den, bath with laundry/utility room, two bedrooms and a second bath. Other improvements include stock barns, ponds, fencing and a two-car insulated garage.



All boundary lines are approximate.



Herd of cows, calves and bull



## FARM MACHINERY – TRUCKS & VEHICLES - LIVESTOCK

Tractors: 2012 John Deere 7230/ with 741 loader (1558 hrs.), 2010 John Deere 5085M (1826 hrs.), 2008 John Deere 6430 Premium (3409 hrs.), 1978 Ford 7700, 1970's International 140; Combine: 2010 John Deere 9670 (1345/1070 hrs.), 2010 John Deere 630F bean platform with header wagon, 2008 John Deere 608C corn head with header wagon; Trucks & Trailers: 2008 Mack tandem axle grain truck with 20 ft. Dakota aluminum bed, 800 bu., 2013 GMC 2500HD, 4x4, four-door, long-bed truck, 2005 GMC 3500 diesel Duramax dually four-door with utility bed, 2003 Chevy Tracker, 4x4, 2001 Chevy Suburban, 4x4, 1999 GMC single axle grain truck (350 bu.), 1982 Ford single axle grain truck, 1953 Chevy truck with utility bed, (2) 30 ft. gooseneck trailers, 20 ft. gooseneck trailer, 32' tri-axle trailer, (2) 24' four-wheel flat bed wagons, 14 ft. four-wheel trailer; Farm Equipment: 2015 Kinze 3500 planter (15 bean, 8 row corn), 271 White disc, Ford 10 ft. hydraulic disc, liquid nitrogen applicator, Massey Ferguson 4x14" moldboard plow, 7 ft. 3 point hitch Woods rotary mower, John Deere 7000 six row drill, 31 ft. hyd. rolling harrow, 60" Dixie Chopper zero-turn mower, 2400 ft. +/- of 4" irrigation pipe with four guns and two pumps; Tobacco Equipment: Berry tobacco seeder (288 cell), New Holland carousel two-row tobacco setter, One Armed Bandit nine row sprayer, (20) tobacco frames, (5) 16 ft. bumper hitch trailers for tobacco plants, (2) large tobacco baling boxes.

Livestock: 23 cows (19 Black Angus, 1 red, 3 Charolais) all approximately four years old, 15 spring calves and one Black Angus Bull (four-year old). The cattle will be sold all together as a herd.

See terms and conditions on reverse side.



270-926-8553 • 800-264-1204 • kurtzauction.com

